





City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: March 9, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff,  AICP, Community Development Director

SUBJECT: DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 – A Request To Amend The Loma Linda Municipal Code, Title 17, Zoning To Add Chapter 17.82, Historic Mission Overlay District.

RECOMMENDATION

The recommendation is that the City Council takes the actions as follows:

1. Adopt the Negative Declaration (Attachment 1); and,
2. Adopt the Ordinance for Development Code Amendment (DCA) No. 03-01 (Draft Historic Mission Overlay District Ordinance) based on the Findings contained in Attachment 3, Planning Commission Staff Reports and Memos.

ANALYSIS

Background Information

The Planning Commission reviewed the draft ordinance in public hearings beginning in November 2003 and concluding in early February 2004. On February 4, 2004, the Planning Commission approved the draft ordinance for DCA No. 03-01 and the proposed Negative Declaration and forwarded the project to the City Council with the above recommendation.

Additional background information on the Historic Mission Overlay District Project (DCA No. 03-01) is available in Attachment 3 (Planning Condition Staff Reports and Memos).

Project Description, Analysis, and Findings

The project is a proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation,

and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

The vision for this project dates back to the mid 1980s (and possibly earlier) when the Historical Commission recognized the importance of the Mission Road area to the history of Loma Linda and Southern California. The draft ordinance is the culmination of several years of work on the part of the Historical Commission, Mission Road Historic District Subcommittee, residents and property owners on Mission Road, other interested parties and stakeholders, and staff. Everyone involved in the development of the draft ordinance gave freely of their time and energy with the goal of devising an ordinance that would provide protections for historical and cultural resources and the continued use of existing residential and commercial properties.

The form and scope of the draft ordinance can be attributed in part, to the efforts of the City's historical consultants, The Dangermond Group and Statistical Research, Inc. in that it is based on The Mission Road Historic District, Final Report (May 22, 2002). Implementation of the overlay district will require that all new development and adaptive reuse projects located within the boundaries comply with the development standards and guidelines. Existing residential and commercial properties will not be required to comply with the ordinance requirements until such time as new development or adaptive reuse occurs.

Changes to the zoning ordinance are considered legislative acts and do not require findings. However, state law does require the zoning ordinance to be consistent with the General Plan. The draft Ordinance has been designed to work in tandem with the Mixed Use General Plan Designation and PC, Planned Community zoning and residential zoning. No conflicts or inconsistencies are anticipated.

At this time, the City is processing the University Village/Orchard Park Specific Plan projects (General Plan Map amendment, Specific Plan adoption, and Zoning Map amendment) on the north side of Mission Road. In addition, there are several other proposed developments on the south side of Mission Road, and two approved developments in the in the Mission Road area. Staff continues to work closely with the applicants to ensure that the projects will comply with the requirements in the draft Ordinance. However, the adoption of the draft Historic Mission Overlay District Ordinance is key to ensuring that important historical resources in the area are preserved and that future development is compatible and appropriate. As such, the Historical Commission and staff recommend that its approval and adoption by the City Council at their earliest opportunity.

ENVIRONMENTAL

On October 15, 2003, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration. The mandatory 20-day public review began on October 16, 2003 and ended on November 5, 2003. The Initial Study indicates that implementation of the proposed Overlay District will not result in any adverse effects within the district area. To date, no verbal or written public comments on the environmental documentation have been received.

FINANCIAL IMPACT

Staff does not anticipate any financial impacts to the City resulting from the implementation of this ordinance.

ATTACHMENTS

1. Negative Declaration (NOI/Initial Study)
2. Draft Ordinance (March 2, 2004)
3. Planning Commission Staff Reports and Memos

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